



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 20, 2015
1504-SPP-09 & 1504-ODP-10
Exhibit 1

Petition Number: 1504-SPP-09 & 1504-ODP-10
Subject Site Address: Southwest corner of 186th Street & Moontown Road.
Petitioner: Pulte Homes of Indiana, LLC
Representative: Sean Downey, HWC Engineering
Request: Petitioner requests Overall Development Plan and Primary Plat review for 80 single-family residential lots on approximately 40.58 acres+/- in the Andover PUD District
Current Zoning: Andover PUD (Ordinance 03-40)
Amendments to Andover North PUD (Ordinances 06-24 & 12-37)
Underlying Zoning is SF-2
Current Land Use: Agricultural
Approximate Acreage: 40.58 acres +/-
Property History: Andover PUD (Ordinance 03-40)
Amendments to Andover North PUD (Ordinances 06-24 & 12-37)
Exhibits:
1. Staff Report
2. Location Map
3. Overall Site Plan
4. Primary Plat
5. Overall Development Plan
6. Landscape Plan
Staff Reviewer: Pam Howard

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition was held at the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

BACKGROUND

The applicable zoning district is the Andover PUD District Ordinance No. 03-40 (the "PUD Ordinance"). Subsequent amendments are found in Ordinances 06-24 & 12-37. The PUD includes several parcels labeled A through J.

The property received primary plat and development plan approval in 2004 for a total of 360 lots, 180 single-family detached and 180 single-family attached units, on Parcels E, F, & G of the PUD. Since that time additional property was acquired and incorporated into the PUD. This land was never platted therefore they are seeking approval for a new primary plat and overall development plan for the undeveloped section of the subdivision (Parcel E).



WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-2 District (Article 4.7)

- **Staff Comment – See Development Plan Review section below.**

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

- **Staff Comment – See Development Plan Review section below.**

Lighting Standards (Article 6.9)

- **Staff Comment - COMPLIANT**
 1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
 2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.



3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
4. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
 - **Staff Comment - COMPLIANT**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
 - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
 - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
 - **Staff Comment - Not Applicable.**
3. Industrial Districts
 - **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development**



Plan or Primary Plat shall not be deemed “Approved” by approval of the Overall Development Plan or Primary Plat.

Vision Clearance Standards (Article 6.19)

1. No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.
- **Staff Comment – COMPLIANT**

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - COMPLIANT**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

1. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.
- **Staff Comment – COMPLIANT**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.
- **Staff Comment - COMPLIANT**

2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
 - **Staff Comment - COMPLIANT**
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner (“grantor”) shall execute the easement instrument in favor of the appropriate party or entity (“grantee”).
 - **Staff Comment - Acknowledged.**
4. **Private Street Easement:** When required by this Ordinance, the Property Owner (“grantor”) shall execute a Private Street easement instrument in favor of the owner of the Lot (“grantee”) to which the private street provides access.
 - **Staff Comment - COMPLIANT**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
 - **Staff Comment – Superseded by Andover PUD.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
 - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners’ association) shall be documented and recorded.
 - **Staff Comment - Acknowledged. Please include in covenants document.**

5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
 - **Staff Comment – Areas identified, will be reviewed for compliance at the time of Improvement Location Permit review.**
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - **Staff Comment – Not applicable to this submittal. Amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
 - **Staff Comment - Acknowledged.**
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - **Staff Comment – COMPLIANT**
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - **Staff Comment - Superseded by Andover PUD.**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - **Staff Comment - Superseded by Andover PUD.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

- **Staff Comment - COMPLIANT**

2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

- **Staff Comment - COMPLIANT**

3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

Staff Comment - COMPLIANT

4. **Internal Pedestrian Network Standards:** The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

Staff Comment - COMPLIANT

5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

Staff Comment - COMPLIANT

6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

Staff Comment – COMPLIANT

7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

- **Staff Comment - COMPLIANT**

8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

- **Staff Comment – COMPLIANT**

9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

- **Staff Comment - COMPLIANT**

10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

- **Staff Comment - COMPLIANT**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

- **Staff Comment - COMPLIANT**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: – **COMPLIANT**
2. Private Streets: – **COMPLIANT**
3. Design Principles: -- **COMPLIANT**

- General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
 - i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - ii. In an orderly and logical manner.
 - iii. With concern for connectivity to adjacent parcels.
 - iv. With concern for pedestrian and vehicular safety.
 - v. To provide reasonably direct access to the primary circulation system.
- Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
- Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for

normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.

4. Improvement Standards: – **COMPLIANT**
5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. – **COMPLIANT**
6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. – **COMPLIANT**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. – **COMPLIANT**
 - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
 - If requested core borings are for the acceptance of concrete Streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) – **COMPLIANT**

Street Sign Standards (Article 8.11) – **COMPLIANT**

Surety Standards (Article 8.12) – **COMPLIANT**

Utility Standards (Article 8.13) – **COMPLIANT**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
 - **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - **Staff Comment – COMPLIANT**
 - b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - **Staff Comment - COMPLIANT**
 - c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - Proposed name of the subdivision.
 - **Staff Comment - COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - **Staff Comment - COMPLIANT**
 - Title, scale, north point and date.
 - **Staff Comment - COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

- **Staff Comment – COMPLIANT**
- Easements (locations, widths and purposes).
 - **Staff Comment - COMPLIANT**
- Statement concerning the location and approximate size or capacity of utilities to be installed.
 - **Staff Comment - COMPLIANT**
- Layout of Lots (showing dimensions, numbers and square footage);
 - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - **Staff Comment - COMPLIANT**
- Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - **Staff Comment – COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - **Staff Comment - COMPLIANT**
- Building setback lines.
 - **Staff Comment – COMPLIANT**
- Legend and notes.
 - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - **Staff Comment - COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely.
 - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - **Staff Comment - COMPLIANT**
- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - **Staff Comment - COMPLIANT**

- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - **Staff Comment - Not applicable.**
- If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - **Staff Comment - COMPLIANT**
- If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment - COMPLIANT**
- d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.
 - **Staff Comment – COMPLIANT, to be provided by developer**

DEVELOPMENT PLAN REVIEW

Andover PUD (Ordinance 03-40, Amendments 06-24 & 12-37)

Section 7 Gross Residential Density (as Amended via Ordinance 12-37)

- A. Maximum number of units: 712--**COMPLIANT**
- B. Maximum units in Parcel G: 230—**Not applicable to this section.**

Section 8 Development and Architectural Standards (Exhibits 7, 8, 9)

- A. Exhibit 7: Development Standards, Parcel E, Single-family detached
 - 1. Max. dwelling units (as Amended via Ordinance 06-24): 90—**COMPLIANT**
 - 2. Max. density: 2.03—**COMPLIANT**
 - 3. Min. SF per residential unit:
 - i. Single story: 1400—**Not applicable to DPR, will be reviewed at building permit stage.**
 - ii. Multi-story: 1600—**Not applicable to DPR, will be reviewed at building permit stage.**
 - iii. Ground Floor: 800—**Not applicable to DPR, will be reviewed at building permit stage.**
 - 4. Min. lot width: 80'—**COMPLIANT**

5. Min. lot depth: 130'--**COMPLIANT**
 6. Min. lot area: 10,400sf—**COMPLIANT**
 7. Max. lot coverage: 35%—**Not applicable to DPR, will be reviewed at building permit stage.**
 8. Min. front setback: 25'—**COMPLIANT**
 9. Min. rear setback: 25'—**COMPLIANT**
 10. Min. side setback: 7.5'—**COMPLIANT**
 11. Min. building separation: 15'—**Not applicable to DPR, will be reviewed at building permit stage.**
 12. Max. Building height: 35'—**Not applicable to DPR, will be reviewed at building permit stage.**
- B. Exhibit 8: Street Scape Standards
1. Dusk to Dawn Lights: **Shall be reviewed at time of building permit.**
 2. Mailboxes: **Shall be reviewed at time of building permit.**
 3. Street Lights: **COMPLIANT**
 4. Street Signage: **COMPLIANT**
 5. Corner Lots: **Shall be reviewed at time of building permit.**
 6. Lots adjacent to external streets: **Shall be reviewed at time of building permit.**
 7. Duplicate Elevations: **Shall be reviewed at time of building permit. Must be submitted with each permit.**
 8. Gas Lights: **Not applicable, not being used.**
 9. Mini-Barns: **Not applicable.**
 10. Clothes Lines: **Not applicable.**
 11. Satellite Dishes: **Not applicable.**
 12. Fences: **Not applicable.**
 13. Overhangs: **Shall be reviewed at time of building permit.**
 14. Roof Pitch: **Shall be reviewed at time of building permit.**
- C. Exhibit 9: Architectural Standards—**Not applicable to DPR, will be reviewed at building permit stage.**

Section 9: Landscaping

- A. On-site landscaping, single family attached. — **COMPLIANT**
 1. Shade Trees: **2 x 80 lots= 160 trees needed, will be provided on individual lots**
 2. Ornamental or Evergreen Trees: **12x 80 lots= 160 trees - 160 ornamental (compliant street trees)= 0 (no additional needed)**
 3. Shrubs: **4 x 80 lots= 320 shrubs needed, will be provided on individual lots**
- B. Buffer Yard plantings shall not be required along the northern border of the Real Estate between Grassy Branch Road and Shady Nook Road nor along the southern border of the Real Estate.— **Acknowledged.**
- C. Within Buffer Yards, material substitutions may be made with approval of Department staff. — **Acknowledged.**



- D. Ordinance 06-24 amendment: Any portion of the Real Estate adjacent to property that is zoned AG-SF1 shall contain a 20' buffer yard.—**COMPLIANT**
- E. Landscaping Standards WC 16.06.010:
1. Lines of Sight: No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevations between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of way lines and a line connecting points:
 - i. Forty (40) feet from intersections of Collectors or Local Roads, – **COMPLIANT**
 - ii. Seventy-five (75) feet from intersections of Expressways, Primary Arterials, or Secondary Arterials, and – **Not Applicable**
 - iii. Ten (10) feet from intersections of driveways or alleys. – **Not Applicable**
 2. Detention/Retention Ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges and /or other plant materials. —**COMPLIANT**
 3. Road Frontage Standards:
 - i. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements. – **COMPLIANT**
 - ii. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design. – **COMPLIANT**
 4. Buffer Yard Standards: Please see Section 9 B, C, and D above.
 - i. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted.--**COMPLIANT**
 - ii. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements. —**Acknowledged.**

Section 10: Signage— **Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.**

Section 11: Amenities

At least three (3) of the following shall be included on each side of Shady Nook Road:—**Compliant**

- A. Clubhouse;
- B. Swimming pool;



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- C. Playground;—**Beazer, existing**
- D. Dedicated open space of park (minimum 5,000 sf);—**Shown on approved Redwood Development and Construction Plans, not yet constructed**
- E. Trail;
- F. Basketball court;
- G. Tennis court;
- H. Volleyball court;
- I. Formal garden (minimum 2,500 sf);
- J. Picnic area—**Beazer, existing**

Staff Comments

- 1. The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.
- 2. Staff recommends approving the petition with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.